

Broadwater Avenue, Lower Parkstone BH14 8QY

Guide Price £565,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A well-proportioned detached bungalow with spacious accommodation set on a large plot that offers generous gardens to both the front and rear. Whilst the property currently has two bedrooms, the accommodation rivals the size of many three-bedroom bungalows in the area. The extra room and the conservatory give the property a true feeling of space and light. The surrounding gardens are beautifully landscaped, and the property enjoys a central positioning within the grounds.



## Key Features

- Entrance porch to the front
- Living room and separate dining area
- Kitchen opening to a large conservatory
- Principal bedroom with private ensuite w/c and dressing room
- Second double bedroom with shower room and guest w/c
- Sweeping driveway leading to a garage
- Large front garden with established planting
- Beautiful well-stocked rear garden
- Offered to the market with no forward chain





## About the Property

On entering the property, there is an enclosed porch that acts perfectly as a buffer to the outside. The living room is well proportioned, and the dimensions of this room allow for a flexible arrangement of furniture. The living room is complemented with an open dining area, which is sensibly and conveniently located close to the kitchen, which in turn opens to a lovely conservatory that overlooks the rear garden.

The main bedroom is a good size with fitted wardrobes, and a further dressing room accessed through a private ensuite w/c from the bedroom could easily incorporate a shower. The second bedroom is serviced by a shower room and a separate w/c, which is ideal for guests.

What we particularly like about this property is the flexibility that the layout could offer to buyers who may be looking for a three-bedroom property, or purchasers who would like to create and personalise the environment and design of their next home. With plentiful space to both the front and the rear, it would also appear that there is considerable potential for extension (subject to relevant planning permissions). The single garage is also attached to the side of the property and this too offers tremendous potential for buyers wishing to create more internal space.

The gardens are an absolute triumph with a sweeping driveway at the front winding past a manicured lawn on the approach to the garage. To the rear, the garden has a natural divide that presents two large sections, which we feel could be the perfect solution for keen gardeners to create both a formal garden and a produce area. As can be seen from the photographs, the gardens are well stocked with a variety of established trees and shrubs and they provide a wonderful backdrop to the property.

Tenure: Freehold

Local Authority: BCP Council

Council Tax: E

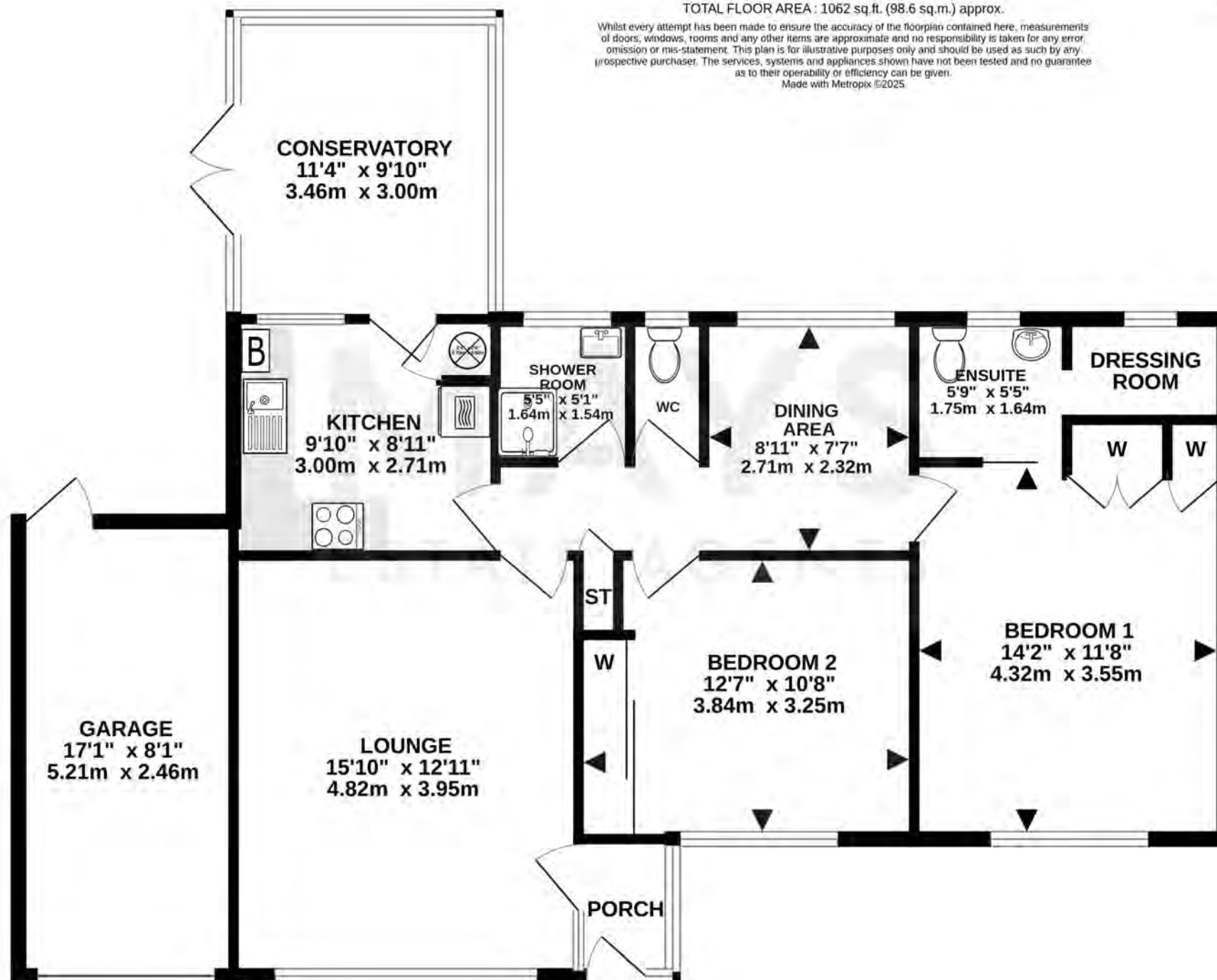




TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### **About the Location**

Lower Parkstone is one of Poole's most sought after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

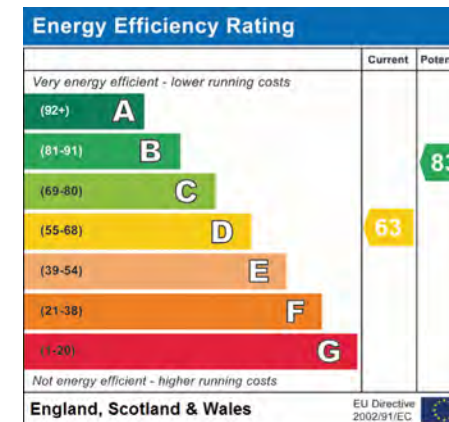
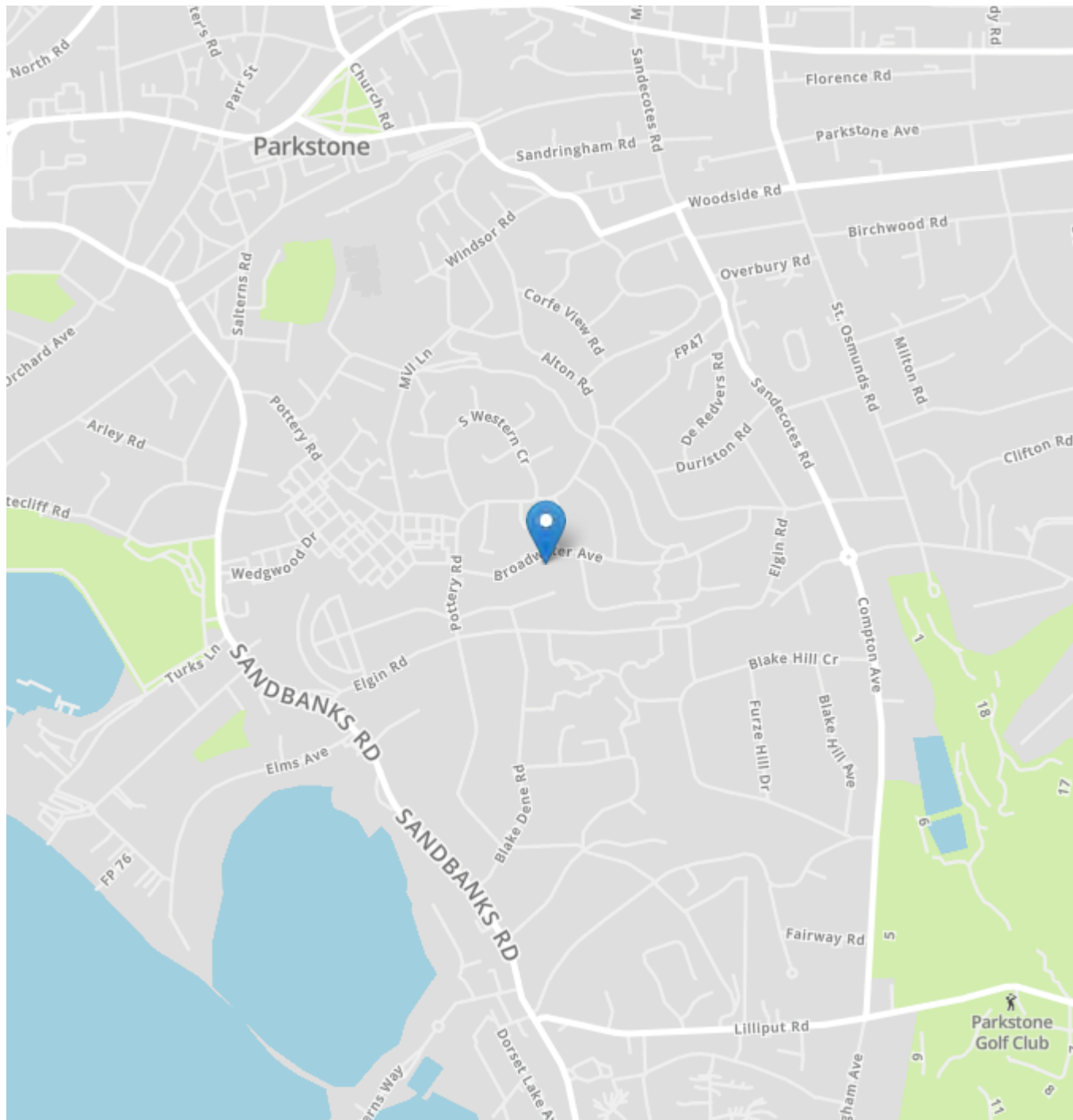
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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





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### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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